

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 18, 2010 (6:30PM)
AGENDA

- A. Call to order Reconvened Annual Meeting
- B. Proof of Notice
- C. Inspector of Elections (Albert Beyerle or Cathy Leyva) to count secret ballots; need 90 or more to be valid
- D. Announcement of Results
- E. Adjournment

1. CALL BOARD MEETING TO ORDER (Election of Officers after counting is complete)

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board

Exercise Rm (Bethany) 1/18/10

Slab leak; Clarification of responsibility & insurance & possible reimbursement (Craig) 1/18/10

Tankless water heater (Nathan) 2/11/10

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 14% below budget

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View: none at this time
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, engineers, City inspector, etc. (removed lint around dryer vent outlets) Ehlen \$3,033+; Seaview \$1,690+; Earth Systems \$2,209+; Kimble Plumb \$1,232+
- Cox cable upgrade – delayed by Cox
- Gates – separate system for pool, exercise, and entry
- Trash enclosures upgrade (\$4K-\$7K)

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Replacing sign that was damaged by vehicle (at S.W. corner of Bldg 7628)
- Envirosaping proposal for maintenance
- Phase I – adding extra parking spaces?
- Rental Policy
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 8 units
- Foreclosure

8. ADJOURNMENT (Scheduled meeting – Next Meeting on 3/11/10 @ 6PM)

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